"(4) contribution to the geographical balance of cultural facilities and activities within and outside the district;

"(5) the breadth of popular appeal within and outside the district;

"(6) the needs of the community as identified in an objective cultural needs assessment study of the metropolitan area; and

"(7) any other factor deemed appropriate by the commission.

"(e) The commission may own and acquire by gift, purchase, lease or devise cultural facilities within the territory of the district. The commission may plan, construct, operate and maintain and contract for the operation and maintenance of cultural facilities within the territory of the district. The commission may sell, lease, or otherwise dispose of cultural facilities within the territory of the district.

"(f) At any time following five years from and after the creation of the metropolitan cultural district as provided in paragraph (1) of subsection (d) of article IV, the commission may borrow moneys for the planning, construction, equipping, operation, maintenance, repair, extension, expansion, or improvement of any cultural facility and, in that regard, the commission at such time may:

"(1) issue notes, bonds or other instruments in writing of the commission in evidence of the sum or sums to be borrowed. No notes, bonds or other instruments in writing shall be issued pursuant to this subsection until the issuance of such notes, bonds or instruments has been submitted to and approved by a majority of the qualified electors of the district voting at an election called and held thereon. Such election shall be called and held in the manner provided by law;

"(2) issue refunding notes, bonds or other instruments in writing for the purpose of refunding, extending or unifying the whole or any part of its outstanding indebtedness from time to time whether evidenced by notes, bonds or other instruments in writing. Such refunding notes, bonds or other instruments in writing shall not exceed in amount the principal of the outstanding indebtedness to be refunded and the accrued interest thereon to the date of such refunding;

"(3) provide that all notes, bonds and other

instruments
in writing issued hereunder shall or may be payable, both
as to principal and interest, from sales tax revenues authorized
under this compact and disbursed to the district by counties
comprising the district, admissions and other revenues collected
from the use of any cultural facility or facilities constructed
hereunder, or from any other resources of the commission,
and further may be secured by a mortgage or deed of trust
upon any property interest of the commission; and

"(4) prescribe the details of all notes, bonds or other
instruments in writing, and of the issuance and sale thereof.
The commission shall have the power to enter into covenants
with the holders of such notes, bonds or other instruments
in writing, not inconsistent with the powers granted herein,
without further legislative authority.

"(g) The commission shall appoint an advisory committee com-
posed of members of the general public consisting of an equal
number of persons from both the states of Kansas and Missouri
who have demonstrated interest, expertise, knowledge or experience
in cultural organizations or activities. The advisory committee shall